

DEPARTMENT OF PLANNING
STAFF REPORT

PLANNING COMMISSION PUBLIC HEARING

DATE OF HEARING: September 10, 2008

SPEX 2008-0017, CMPT 2008-0007

LOUDOUN COUNTY PUBLIC SCHOOLS – LENAH PROPERTY

DECISION DEADLINE: October 22, 2008

ELECTION DISTRICT: Dulles

PROJECT PLANNER: Marchant Schneider

EXECUTIVE SUMMARY

The Loudoun County School Board (LCSB) has submitted applications for Special Exception and Commission Permit approval to permit the construction of a Middle School and High School and associated recreation and storage facilities in the TR-1UBF (Transitional Residential-1) zoning district. The subject property for the proposed uses is approximately 99.32 acres in size and is located south of the Lenah Run Subdivision on the south side of Lenah Road (Route 600), approximately ½ mile south of John Mosby Highway (Route 50) (see Vicinity Map).

The area is governed by the policies of the Revised General Plan (Transition Policy Area, Upper Broad Run Subarea) which designate this area for residential development at a base density of 1 dwelling unit per acre and non-residential uses which provide a visual and spatial transition between suburban development in the eastern part of the County and rural development in the west.

The property is also located within the AI (Airport Impact) Overlay District, partially between the Ldn 60-65 aircraft noise contours and partially outside of but within one (1) mile of the Ldn 60, and partially within the FOD (Floodplain Overlay District).

The proposed middle and high school facilities are identified as MS-5 and HS-7 in the LCPS School Board Adopted 2009-2014 Capital Improvement Program (Freedom High School Cluster). LCPS proposes a two-story, 180,000 sq. ft. facility for MS-5 and a two-story, 280,000 sq. ft. facility for HS-7 with program capacities for 1,350 and 1,800 students, respectively. Recreation and support facilities associated with both facilities are described in further detail on page 15 of this report.

Subject to the approval of the above-mentioned permits, LCSB anticipates opening MS-5 for the 2010-2011 school year and HS-7 for the 2011-2012 school year.

RECOMMENDATIONS

Staff Recommendation

Staff recommends that the Planning Commission forward the proposed applications to the Committee of the Whole for further discussion of the project's associated traffic impacts; specifically, the outstanding issues identified on page 16 of this report.

SUGGESTED MOTIONS

1. I move that the Planning Commission forward SPEX 2008-0017 and CMPT 2008-0007, Loudoun County Public Schools – Lenah Property, to the Committee of the Whole for further discussion.

OR,

2. I move an alternate motion.

VICINITY MAP



Directions:

From Leesburg, take Route 15 south to east Route 50. Travel approximately 3 miles and turn right onto Lenah Road. The property is located approximately ½ mile of the intersection on the south side of Lenah Road opposite the Lenah Run Subdivision and south of the intersection of Lenah Road and Lenah Run Circle.

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I. APPLICATION INFORMATION

APPLICANT Loudoun County School Board
 Sam Adamo and Sara Howard-O'Brien
 21000 Education Court, Suite 220
 Ashburn, Virginia 20148

REPRESENTATIVE Bowman Consulting Group, Ltd.
 Pat Quante and Mark Baker
 101 South Street, SE
 Leesburg, Virginia 20175

APPLICANT'S REQUEST **Special Exception and Commission Permit**
 to permit a High School and Middle School use
 with accessory uses in the TR-1 UBF Zoning
 District

LOCATION 24350 Lenah Road and 24194 Elliot Lane,
 Aldie. South of Route 50 on Lenah Road,
 south of Lenah Run Subdivision

TAX MAP/PARCEL

Tax Map	PIN	Acres	Address
/99//15/////3/	286-27-9903 (portion)	9.90	24350 Lenah Rd, Aldie, VA 20105
/99//15/////4/	286-28-5608 (portion)	11.35	
/99//15/////5/	286-29-1615 (portion)	11.46	
/99//15/////6/	286-18-3739	29.86	
/99//15/////7/	287-48-0949 (portion)	20.78	
/99//15/////8/	287-37-7275 (portion)	0.53	
/100////////24/	287-39-8584 (portion)	15.45	24194 Elliot Lane, Aldie, VA 20105

ZONING TR-1 UBF

ACREAGE OF SITE 99.32

SURROUNDING ZONING/ LAND USES

	ZONING	PRESENT LAND USES
NORTH	TR-1 (UBF)	Lenah Run Subdivision
SOUTH	TR-1 (UBF)	Vacant / Residential
EAST	TR-1 (UBF)	Residential
WEST	TR-1 (UBF)	Residential

II. REFERRAL AGENCY COMMENT SUMMARY

TOPIC / ISSUE AREA	ISSUES EXAMINED AND STATUS
Comprehensive Plan	<ul style="list-style-type: none"> o Conformance with <u>Revised General Plan</u> (RGP) (Transition Policy Area, Upper Broad Run Subarea). Institutional uses consistent with RGP policies to provide visual and spatial separation between suburban east and rural west. Status: Conditions of Approval recommended. o General location, character, and extent of the public facilities to be substantial accord with RGP policies (Commission Permit). Status: No Issue. o Public School sites to be located at focus of attendance area (schools centrally located to serve Transition, Rural, and Suburban Policy Areas). Status: No Issue. o Non-residential uses to front major arterial or collector roads (Lenah Connector Road along eastern boundary) Status: No Issue. o Non-residential uses to be developed at a scale which effectively blends (visually and spatially) into rural landscape. Status. Resolved by draft Condition 9, 10, 17. o Provide bicycle and pedestrian connections along property frontage and within project site. Status: Resolved by Plat Sheet 5. o Implement Green Infrastructure policies (conserve wetlands, surface waters, forest resources, steep slopes, habitat). Status: Resolved by draft Conditions 11-17. o Commit building design elements (efficiency). Status: Resolved by draft Condition 15. o Reduce/mitigate light trespass of proposed uses. Status: Resolved by draft Condition 6. o Buffer/screen non-residential uses and associated parking areas from surrounding residential uses. Status: Resolved by draft Condition 9.
Environmental Review	<ul style="list-style-type: none"> o Provide commitments to Low Impact Design (LID) for stormwater management. Status: Resolved by draft Condition 11. o Incorporate turf management practices for athletic fields. Status: Resolved by draft Condition 11. o Install oil/water separator to treat stormwater associated with Bus Parking Facility. Status: Resolve by draft Condition 16. o Prioritize wetland and stream mitigation. Status: Resolved by draft Condition 12. o Upgrade existing pond to achieve 65-percent phosphorous removal efficiency. Status: Resolved by Condition 14. o Identify Tree Save Areas and establish maintenance program. Status: Resolved by draft Condition 17. o Complete hydrogeological report for the anticipated water demand for irrigation well associated with High School use. Status: Resolved by draft Condition 13.

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	<ul style="list-style-type: none"> ○ Provide commitments to Green Building Practices (LEED). Status: Resolved by draft Condition 15.
Loudoun Water (formerly LCSA)	<ul style="list-style-type: none"> ○ Manage stormwater to promote groundwater recharge. Status: Resolved by draft Conditions 11-13, 17. ○ Incorporate BMPs to mitigate potential pollutant impacts associated with athletic field maintenance and bus parking facility. Status: Resolved by draft Conditions 11-14. ○ Establish pumping rates which do not impact well associated with Lenah Run Subdivision. Status: Resolves by draft Condition 13.
Transportation	<ul style="list-style-type: none"> ○ Evaluate alternative Route 50/Lenah Road intersection improvements (roundabout vs. signalized intersection). Status: Draft Condition 8e identifies signalized intersection with associated turn lanes. ○ Provide contingency to construction of Lenah Loop road between Braddock Road and southern site entrance at future Tall Cedars Parkway intersection and along eastern Property frontage. Status: Resolved by draft Condition 8. ○ Dedicate right-of-way and associated easements for Lenah Loop Road/ Lenah Connector/Lenah Village Drive. Status: Resolved by draft Condition 8. ○ Provide frontage improvements on Lenah Road. Status: Resolved by draft Condition 8. ○ Provide bicycle and pedestrian connections along property frontage and within project site. Status: Resolved by Plat Sheet 5. ○ Identify party(s) responsible for completion of Braddock Road improvements east of Lenah Connector Road. Status: Unresolved. ○ Provide additional lane improvements to planned Lenah Loop Road / Lenah Connector and monetary contribution to the intersection of Braddock Road and Lenah Loop Road / Lenah Connector. Status: Unresolved.
Zoning	<ul style="list-style-type: none"> ○ Notation, graphic, zoning reference, and tabular revisions. Status: Resolved ○ Approval of SPEX dependent upon Preliminary Subdivision and Subdivision Record Plat approval. Status: Resolved by draft Condition 3.
Emergency Services	<ul style="list-style-type: none"> ○ Adequate Emergency Services available. Status: No issue
County Attorney	<ul style="list-style-type: none"> ○ Development conditions review and approval to legal form. Status: In progress
Disclosure of Real Parties in Interest	<ul style="list-style-type: none"> ○ Received and attached, dated August 29, 2008

III. CONCLUSIONS

1. The proposed Special Exception and Commission Permit for Middle School and High School use and associated accessory uses are consistent with the existing land use policies of the Revised General Plan (RGP) for the subject area (Transition Policy Area). Subject to the prescribed development conditions, the proposed special exception applications will be in accordance the RGP.
2. The application is in accordance with the Revised 1993 Zoning Ordinance.
3. The special exception application proposes intersection improvements (Route 50/Lenah Road) and improvements to existing road networks which will assist in the implementation of the Revised Countywide Transportation Plan; however, the timing, extent and coordination of these improvements with other triggered road improvements in the area (Braddock Road) requires further discussion.
4. Subject to the prescribed stormwater management, well monitoring and tree conservation measures, the application preserves appropriate environmental resources on the Property. The proposal will minimize impacts on state waters and wetlands.

IV. (DRAFT) SPEX CONDITIONS OF APPROVAL (Sept. 10, 2008)

Staff recommends the following draft Special Exception Conditions of Approval in accordance with the applicable land use policies of the Revised General Plan and the Revised 1993 Zoning Ordinance. Development conditions specific to the application's associated traffic impacts continue to be discussed by Staff and the Applicant.

1. **Substantial Conformance.** The High School and Middle School use and associated recreational facilities shall be developed in substantial conformance with Sheet 1, Sheet 3, and Sheet 5 of the Loudoun Co. Public Schools Lenah Road Property Commission Permit and Special Exception Plat, prepared by Bowman Consulting Group, Ltd. dated February 14, 2008, revised through September 3, 2008 (the "Plat") and the Revised 1993 Loudoun County Zoning Ordinance (the "Zoning Ordinance"). Approval of this application does not relieve the Applicant of any Zoning Ordinance, Codified Ordinance, or any other regulatory requirement. As used in these conditions, "Applicant" includes the owners of the property subject to the Special Exception approval, its successor, and parties developing, establishing or operating any of the approved Special Exception uses.
2. **Uses Permitted.** Approval of the Special Exception grants approval for a Middle School use, High School use, accessory uses and associated recreational facilities, as defined by the Revised 1993 Loudoun County Zoning Ordinance, in the TR1UBF (Transitional Residential -1) Zoning District. The cumulative total of the Middle

School and High School uses, exclusive of accessory uses and recreational facilities, shall not exceed 460,000 square feet.

3. **Lot Consolidation / Boundary Line Adjustment.** Lot consolidation and/or a boundary line adjustment to create the subject Property as illustrated on Sheet 2 of the Plat shall be required prior to or in conjunction with first site plan approval for the Property.
4. **Public Utilities.** The Applicant shall extend public utilities to the Property at no cost to the County.
5. **Use of Recreational Facilities.** Playing fields associated with the School uses shall be permitted to be utilized by Parks, Recreation, and Community Services (PRCS) when not programmed for athletic competition and practice by Loudoun County Public Schools (LCPS).
6. **Lighting.** Site lighting shall conform to Section 5-1500 of the Revised 1993 Loudoun County Zoning Ordinance and Sections 7.110 and 7.120 of the Facilities Standards Manual (FSM). The following standards shall also apply:
 - a. **Light Fixtures.** Exterior building lighting and parking lot lighting shall be cut-off and fully shielded and shall direct light downwards and into the interior of the Property and away from surrounding public roads and properties. Low-pressure sodium lamps shall be prohibited.
 - b. **Exterior Building Lighting.** Exterior building lighting associated with the Middle School, High School, and buildings for accessory uses, including security lighting, shall not exceed a maximum average illumination of five (5) foot-candles at grade level unless otherwise required by law, ordinance, or regulation.
 - c. **Parking Lot Lighting.** Parking lot lighting shall not exceed a maximum average illumination of two (2) foot-candles at grade level. Parking Lot Lighting shall be turned off within one hour following the end of evening activities, or by 11 p.m., whichever occurs first.
 - d. **Athletic Field Lighting.** Installation of Athletic Field Lighting shall be in accordance with Section 5-1504 of the Revised 1993 Loudoun County Zoning Ordinance and shall be limited to the stadium/track and high school baseball and softball fields. Such lighting shall be directed inward and downward toward the fields and shall incorporate a reflector technology system that directs light onto the field and minimizes glare and spillage onto adjacent residential uses. Athletic Field Lighting shall be turned off within one hour following the end of evening activities, or by 11 p.m., whichever occurs first.

- e. **Height of Light Fixtures.** The mounting height of any exterior light fixture shall not exceed 20 feet, except for light poles for athletic fields, which shall not exceed 80 feet in height. Height shall be measured from the ground to the bottom of the light fixture.
- 7. **Noise.** Installation of the outdoor public address system shall be limited to the stadium/track and the High School baseball and softball fields. Noise emanating from the public address system shall not exceed 60 dBA at the property boundaries and use of the system shall be prohibited after 11 p.m.
- 8. **Transportation Improvements.** The following transportation improvements shall be open to traffic prior to, or in conjunction with the first occupancy permit for the Property unless otherwise noted.
 - a. **Planned Lenah Loop Road / Lenah Connector.** A two-lane undivided roadway between Braddock Road (Route 620) and planned intersection of Tall Cedars Parkway in accordance with CPAP 2008-0060, Lenah Village Drive.
 - b. **Construction and Right of Way Easements – Planned Lenah Connector Road / Lenah Village Drive.** Dedication of right of way and construction easements along eastern Property frontage, as required, in conjunction with CPAP 2008-0060, Lenah Village Drive.
 - c. **Frontage Improvements – Existing Lenah Run Road.** Extend the two-lane undivided road section with associated turn lanes, as required, along northern Property frontage on Lenah Road (Route 600) from Lenah Run Circle to the western Property entrance.
 - d. **Internal Road.** Private road between existing Lenah Road and planned Lenah Connector Road as illustrated on Sheet 3 of the Plat.
 - e. **Route 50 / Lenah Run Road Intersection.** Eastbound right turn, westbound left turn lane, northbound right turn lane and signalization at the intersection of John Mosby Highway (Route 50) / Lenah Road (Route 600).
 - f. **Trails.** A ten foot (10') wide bicycle and pedestrian trail along the northern Property frontage to Lenah Run Road (Route 600). The trail segment between the western Property boundary and western Property entrance will be constructed prior to or conjunction with the first occupancy permit for the High School use. The remaining segment associated with the realignment of Lenah Run Road to a T-intersection with the future Lenah Connector Road, as illustrated on Sheet 3 of the Plat, will be constructed by the Applicant at such a time as the road realignment is open to traffic.

9. **Buffering and Screening.** Enhanced yard buffers shall be provided in conformance with Sheet 3 of the Plat.
10. **Architectural Design Elements.** Middle School and High School building design shall avoid the use of continuous plane building surfaces and wherever practicable break up large building segments into smaller segments through the use of fenestration and setbacks. The Applicant shall incorporate the following design elements:
- a. **Classroom Areas.** Classroom areas shall contain double hung and sliding windows.
 - b. **Building Accent Materials.** School building accent materials shall include horizontal bands around the building to minimize the appearance of height.
 - c. **Roof Materials.** Roofing materials shall include a standing seam metal roofed canopy along the front of each School building to break up building facades and minimize the appearance of height.
11. **Stormwater Management.** The Applicant shall provide one or more Low-Impact Development (LID) design measures for the proposed High School, Middle School, and Bus Parking Facility and shall work with the County to implement measures deemed likely to be effective based on the physical characteristics of the Property. Such measures shall include, but shall not be limited to, bio-retention areas. LID measures will be designed and implemented in accordance with the adopted provisions of the Facilities Standards Manual (FSM). The Applicant shall also implement a turf management best practices program for fertilizer, pesticide and herbicide applications associated with the athletic fields and site maintenance.
12. **Wetland Mitigation.** For any wetland and stream impacts determined to be unavoidable in conjunction with the permitting process for development of the Property, the Applicant shall provide wetland mitigation in the following priority order: 1) onsite, 2) within the Broad Run Watershed within the same Loudoun County geographic Planning Policy Area, 3) within the Broad Run Watershed Area within another Loudoun County geographic Planning Policy Area, or 4) elsewhere within Loudoun County, subject to approval by the U.S. Army Corps of Engineers (Corps) and the Virginia Department of Environmental Quality (DEQ).
13. **Groundwater / Well Monitoring Program – Irrigation Wells.** The Applicant shall conduct a hydrogeological analysis for the proposed irrigation well including a groundwater/well monitoring program in accordance with Section 6.240 of the FSM. The monitoring plan will be designed to monitor for impact, if any, of the development of the Property on the adjacent groundwater supply wells, including those serving the Lenah Run community water system. The monitoring program will

be made available to Loudoun Water/Loudoun County Sanitation Authority (LCSA) for review and comment. A copy of the approved monitoring program shall be provided to the County prior to or in conjunction with issuance of the first occupancy permit for the High School Use. The monitoring program shall specify the methodology, timing, and duration of monitoring to be performed as well as a remediation plan to address the impact, if any, of the development of the Property. The Applicant will work with the County to determine if the proposed irrigation well will be suitable for the County's monitoring program and, if so, will provide access to the County for water quality and water quantity testing. Irrigation wells established on the Property shall be used solely for the purpose of competition field maintenance associated with the High School use.

14. **Use of Existing Pond as SWM/BMP Facility.** If used as a Stormwater Management (SWM) / Best Management Practice (BMP) facility, the pond at the northwest corner of the subject parcel shall be designed to achieve at least 65-percent phosphorous removal efficiency, subject to the U.S. Corps of Engineers and Virginia Department of Environmental Quality review and approval.
15. **Energy Efficiency / Water Efficiency.** Development of the Middle school, High school, and accessory uses shall incorporate Energy Star Standards. All urinals and toilets associated with these uses shall use less water than that required by Table 604.4 of the International Plumbing Code, (i.e. 1.6 gallons per flush). Waterless urinals shall be installed in all boy's and men's bathrooms prior to or in conjunction with the approval of the first occupancy permit for the Property.
16. **Bus Parking Facility - Oil / Water Separator.** Stormwater runoff from the Bus Parking Facility illustrated on Sheet 3 of the Plat shall be routed to one or more oil-water separator(s) for treatment prior release onto the Property.
17. **Tree Save Areas.** Within the areas identified on the Plat as "Tree Save Areas," the Applicant shall preserve healthy trees provided, however, that trees may be removed to the extent necessary for the construction of trails and Stormwater Management Facilities that are required pursuant to the Special Exception Conditions and/or shown on the approved construction plans and profiles as lying within such Tree Save Areas and for the construction of utilities necessary for development of the Property. A minimum of eighty (80) percent of the canopy within the cumulative Tree Save Area depicted on the Plat will be preserved, exclusive of stands of Virginia Pine and Eastern Red Cedar over 25 years in age. In the event that the eighty (80) percent canopy threshold cannot be achieved within the designated Tree Save Areas, such lost canopy will be recaptured elsewhere on the Property in locations to be designated at the discretion of the Applicant in consultation with the County. Boundaries of all Tree Save Areas shall be delineated on the site plan for each phase of the development.

If, during construction on the Property, it is determined by the Applicant's certified arborist and/or the County that any healthy tree located within the boundaries of any

of the Tree Save Areas has been damaged during construction and will not survive, then, the Applicant shall remove each such tree and replace each such tree with two (2) 2½ - 3 inch caliper native, non-invasive deciduous trees. The placement of the replacement trees shall be proximate to the area of each such damaged tree so removed, or in another area as requested by the County.

After construction has been completed by the Applicant, Forest Management Techniques, performed by or recommended by a professional forester or certified arborist, that are necessary to protect or enhance the viability of the canopy may be undertaken. Such Management Techniques may include, without limitation, pruning and the removal of vines, invasive species, trees uprooted or damaged by extreme weather conditions, and trees or limbs that are diseased, insect-infested, dead, or are considered a hazard to life or property. The site plan for each phase of the Property containing a Tree Save Area shall contain a note stating that the removal of trees within a Tree Save Area is prohibited except in accordance with the provisions outlined in this note.

V. PROJECT REVIEW

A. CONTEXT

The Loudoun County School Board (LCSB) has submitted applications for Special Exception and Commission Permit approval to permit the construction of a Middle School and High School and associated recreation and storage facilities in the TR-1UBF (Transitional Residential-1) zoning district.

The area is governed by the policies of the Revised General Plan (RGP) (Transition Policy Area, Upper Broad Run Subarea) which designate this area for residential development at a base density of 1 dwelling unit per acre and non-residential uses which provide a visual and spatial transition between suburban development in the eastern part of the County and rural development in the west.

The RGP states the non-residential component of the Transition Policy Area will be comprised of uses which represent an appropriate transition from suburban to rural land uses to include institutional uses such as public schools. These uses will serve to promote a rural character while serving both rural and suburban populations.

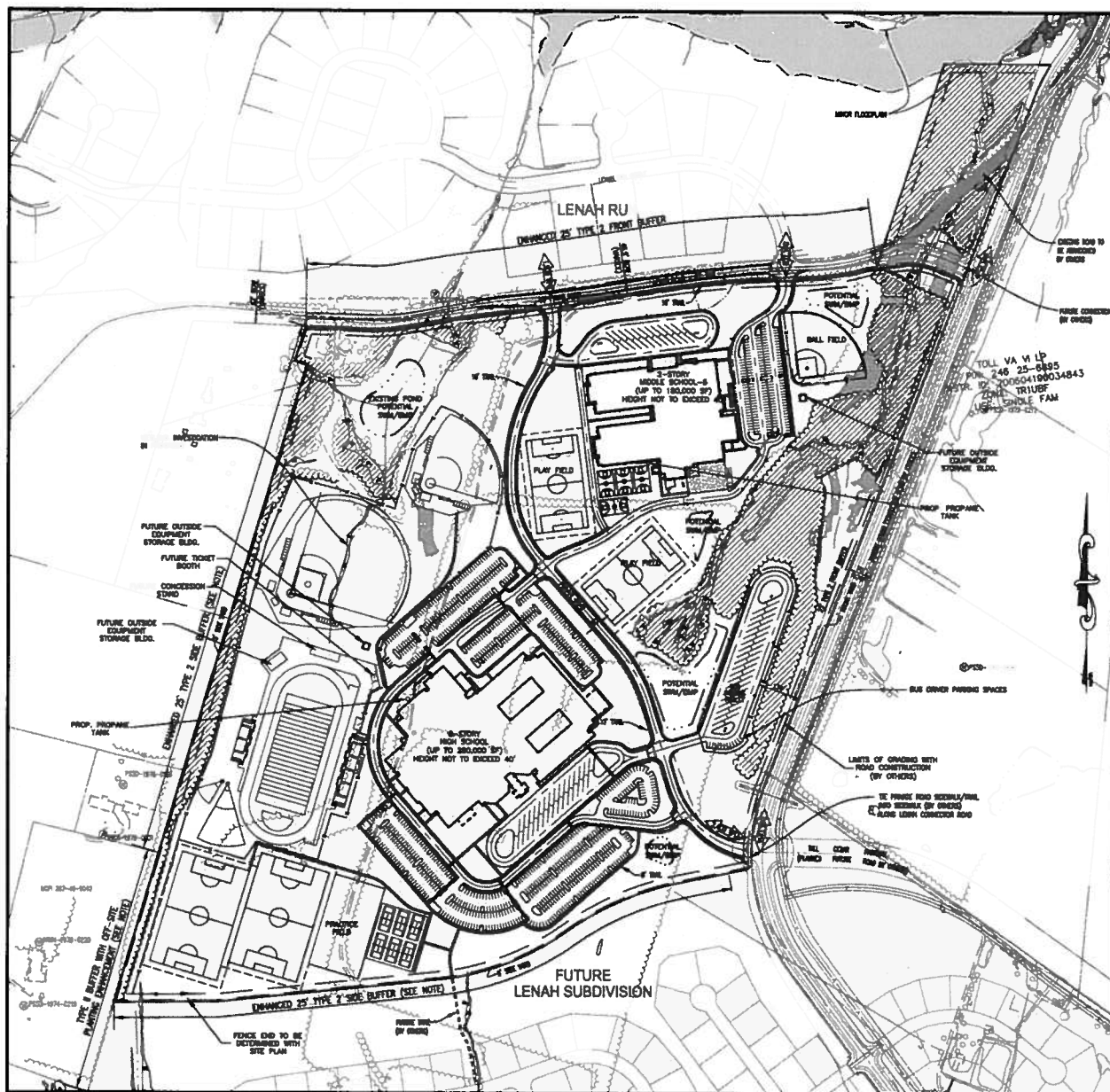


Figure 1. Special Exception Plat - SPEX 2008-0017
Loudoun County Public Schools – Lenah Property

Location

The project is generally bound by Lenah Road (Route 600) to the north and west, the Planned Lenah Connector Road / Lenah Village Drive to the east, and Braddock Road (Route 620) to the south. Existing and proposed developments in proximity to the site include the Lenah Run Subdivision to the north, the proposed Westport community to the east, the planned Lenah Subdivision to the south, and The Marches Subdivision to the west.

Proposed Development

The proposed middle and high school facilities are identified as MS-5 and HS-7 in the LCPS School Board Adopted 2009-2014 Capital Improvement Program (Freedom High School Cluster). LCPS proposes a two-story, 180,000 sq. ft. facility for MS-5 with a program capacity for 1350 students and three recreational playing fields (two soccer, one softball). The playing fields will be used by Parks, Recreation, and Community Services (PRCS) when not programmed for athletic competition and practice by LCPS.



Figure 2. Illustrative Plan – LCPS Lenah Property Special Exception Application

A two-story, 280,000 sq. ft. facility is proposed for HS-7 with a program capacity for 1,800 students. Recreation and support facilities associated with HS-7 include a football stadium, concession stands, ticket booths, storage buildings, a field house,

baseball and softball dugouts, and various athletics fields for both physical education programs and competition. Outdoor lighting will be provided for athletic competition fields associated with MS-7 (football, baseball, softball).

Both school campuses will be served by a Bus Parking Facility located along the eastern boundary of the Property adjacent to the Planned Lenah Connector / Lenah Village Drive.

Subject to the approval of the requested Special Exception and Commission permits, LCPS anticipates opening MS-5 for the 2010-2011 school year and HS-7 for the 2011-2012 school year.

Site Conditions

The proposed site is a combination of open fields with hedgerows, low field cover and limited mature forested areas. Lenah Run crosses northernmost portion of the site and is designated as Minor Floodplain. There are also smaller unnamed, intermittent tributaries to Lenah Run that cross the site, some of which drain to a man-made pond, located in the northwest corner of the site. Jurisdictional wetlands have been delineated on the Property and are located adjacent to the pond and in limited areas associated with the intermittent streams to Lenah Run. The topography is relatively flat but includes moderately steep slopes in a limited area south of Lenah Run and along the eastern boundary of the site. A small area (0.1 acre) of very steep slopes also exists.

Community Meetings Prior to the Planning Commission Public Hearing

On April 17, 2008, County Staff and Loudoun County Schools representatives met informally with residents of the Lenah Run Subdivision whose properties front the northern property line of the proposed middle school site (across Lenah Run Road). On May 20, 2008, Loudoun County Schools hosted a community information meeting at Mercer Middle School. In both instances questions were raised regarding a variety of topics to include proposed attendance areas for the middle school and high school, existing traffic circulation and proposed transportation improvements and traffic impact, size, layout and design of the two facilities on the site, screening from adjacent properties, and School Board alternatives should the proposal not receive approval by the Board of Supervisors.

B. SUMMARY OF OUTSTANDING ISSUES

The Referral Agency Comment Summary on page 6 of this report identifies multiple issues that have been addressed by the Draft Special Exception Conditions of Approval listed on page 8. Staff will provide a status report to the Planning Commission at the public hearing identifying what revisions, if any, have been made in consultation with the Applicant and County Staff.

In addition to its consideration of the above draft development conditions, Staff the following issues be addressed by the Planning Commission:

1. **Route 50 / Lenah Road Intersection Improvements.** The Applicant's traffic impact study indicates an immediate need for a traffic signal and westbound left turn lane on Route 50. By 2011, additional turn lanes are necessary (eastbound Route 50 and northbound Lenah Road). Staff, consistent with Board policy, is proposing that the Applicant build all required improvements (Condition 8e). The Applicant has not agreed to the Condition and is proposing to install the traffic signal and westbound turn lane. Further discussion is necessary.
2. **Phasing and Extent of Transportation Improvements – Braddock Road.** Further discussion is necessary regarding timing of by-right and proffered paved improvements to Braddock Road east of the Planned Lenah Connector Road. Due to the estimated number of trips accessing the school site to and from the east along Braddock Road (55% or approximately 2,500 trips), Staff has requested the Applicant provide documentation regarding the status and/or estimated completion date of the paved road improvements. See page 23 for a detailed discussion of the applications' associated transportation impacts.
3. **VDOT Comments.** Comments received from the Virginia Department of Transportation (VDOT) dated August 27, 2008 (see Attachment 1) recommends, among other items, additional lane improvements to the Lenah Connector Road bordering the eastern boundary of the subject site as well as a monetary contribution toward the intersection of Braddock Road and the planned Lenah Loop Road. Further discussion with OTS staff, the Applicant, and VDOT is necessary.

C. OVERALL ANALYSIS

NOTE: The referral agency analysis below summarizes the various agency comments and Applicant responses regarding the requested special exception uses. These documents are attached for the Planning Commission's reference.

REVISED GENERAL PLAN

Land Use

The site is governed by the policies of the Revised General Plan (RGP) and is located in the Dulles Community of the Transition Policy Area (Upper Broad Run Subarea). The RGP designates this area for residential development at a base density of 1 dwelling unit per acre and non-residential uses which provide a visual and spatial transition between suburban development in the eastern part of the County and rural development in the west.

The Transition Area is intended to develop with a unique and innovative blend of rural and suburban development features that fully integrate the elements of the Green Infrastructure and establish natural open spaces as a predominant visual element and enhancement to the area's river and stream corridors.

The RGP states the non-residential component of the Transition Policy Area will be comprised of uses which represent an appropriate transition from suburban to rural land uses to include institutional uses such as public schools. These uses will serve to promote a rural character while serving both rural and suburban populations.

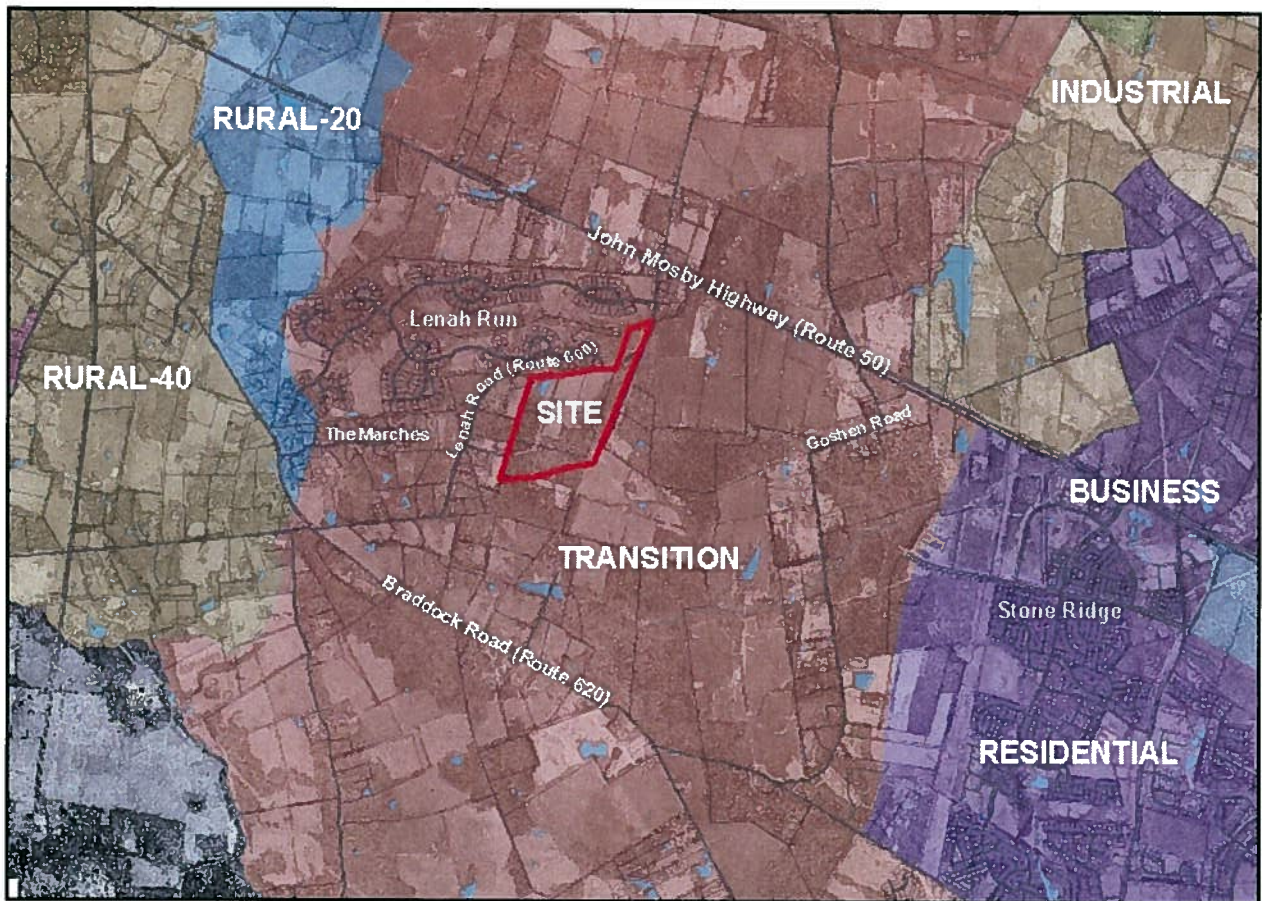


Figure 3. Planned Land Use – Transition

Commission Permit

The Revised 1993 Zoning Ordinance requires a Commission Permit when a public utility or public service facility is constructed to determine if the general location, character, and extent of the proposed use is in substantial accord with the RGP.

The General Public Facilities Policies of the RGP state the County will determine the need for new public facilities and will identify suitable sites based on the Revised

General Plan, appropriate area plans, land use, and growth policies. The standards and levels of service for these public facilities are as prescribed in the Board of Supervisors Adopted Service Plans and Levels. Derived from the Adopted Service Plans and Levels is the School Board Adopted Capital Improvements Program (CIP) which identifies the proposed Middle School and High School as MS-5 and HS-7, respectively (Freedom High School Cluster). The FY 2009-0014 School Board CIP indicates the opening date of MS-5 as Fall 2010 and HS-7 as Fall 2011.

As discussed in this report and the attached referral agency comments, Staff finds that the proposed Middle School and High School, as designated facilities within the School Board CIP, are in substantial accord with the Comprehensive Plan and therefore supports the approval a Commission Permit for the proposed public facilities.

Location

As discussed above, the proposed middle and high school are institutional uses envisioned within the Transition Policy Area and serve to promote a rural character while serving both rural and suburban populations. The RGP further states that public school sites should be located at the focus of a school's attendance area. The Applicant states the boundaries (i.e. attendance areas) for the proposed High School Middle School will be determined approximately one year prior to the opening of each facility. The requested schools are anticipated to serve existing and future student populations in the Upper Broad Run, Upper Foley, Lower Foley, and Lower Bull Run Transition areas, as well as students in portions of the Suburban area to the east of Upper Broad Run and students in portions of the Rural Area west of the school site. The proposed facilities will also offset capacity issues at Mercer Middle School and Freedom High School in the adjacent Suburban Policy Area.

As the proposed middle school and high school are centrally located to serve existing and future students residing within the Transition, Rural, and Suburban Policy areas, Staff finds the location of the proposed schools is in conformance with Plan policies.

Building Scale, Form, and Screening

RGP policies state public facilities will observe the location and design criteria as outlined in Plan. Non-residential uses within the Transition Policy Area are to front major arterial or collector roads and are to be developed at a scale that allows them to blend effectively (visually and spatially) into a rural landscape. The scale and the volume of primary structures and accessory elements should not dominate over the natural landscape and should be screened through use of natural landscaping and earthen berms. Further, building heights will relate to the surrounding landscape and heights of adjacent structures.

The subject site borders the planned Lenah Connector (Minor Arterial) to the east and existing Lenah Road to the north. The Applicant has generally placed the school buildings in the center of the site with athletic fields and natural spaces around the

periphery. The buildings are planned as two-story structures with maximum heights of 40 feet (See Figure 1). Tree Save Areas along the eastern and western property boundaries have been identified on the Plat.

In consultation with landowners north and west of the site, the Applicant has proposed an earthen berm with increased vegetative screening along the northern boundary of the Property as well as enhanced buffers along the western and southern boundaries. Supplemental and off-site plantings are also proposed at the southwest corner of the site. The Applicant's proposed vegetative buffering, screening, and fencing is described in detail Sheet 3 of the Plat.

To meet goals of the RGP, Staff recommended that the Applicant avoid the use of continuous plane building surfaces, where practicable, and break up large building segments into smaller segments through the use of fenestration and setbacks. The Applicant has agreed to this commitment as a condition of approval.

Pedestrian and Bicycle Connections

Loudoun County policies support the establishment an integrated trails and sidewalk system for pedestrians and cyclists in order to provide non-vehicular connections between residential, commercial, educational and recreational uses. The Bicycle and Pedestrian Mobility Master Plan (BPMMP) recommends land development applications provide adequate internal bicycle and pedestrian circulation systems. Specific to public facilities, RGP policies state public schools will provide safe and convenient access for students. Further, schools will be linked to adjacent neighborhoods by sidewalks or trails on both sides of roadways and crosswalks, and where possible, linked to greenways or trails.

Staff recommended that the applicant depict the existing and planned pedestrian and bicycle network on the Plat; specifically, pedestrian and bicycle facilities along internal roads, the Lenah Connector, and Lenah Road. Staff further recommended that sidewalks/trails be provided on both sides of all internal roads and that safe crossing facilities be provided at all intersections. In response, the Applicant provided a pedestrian circulation plan (Sheet 5 of the Plat) which identifies trail and sidewalk improvements along the project's internal roads, crosswalks at intersections, and a trail connection and crosswalk to the Lenah Run Subdivision north of the site as well as a trail connection to the future Lenah Subdivision south of the site. Sidewalk improvements along the planned Lenah Connector are to be provided in conjunction with the construction of Lenah Village Drive (CPAP 2008-0060). The issue is addressed.

Lighting

Loudoun County policies stress the application of lighting standards which reduce unnecessary light pollution and energy waste while improving nighttime visibility and enhancing public safety. To achieve the land use goals of the RGP, Staff has included a condition of approval which will require the Applicant to install exterior building and parking lot lighting that is directed downward and shielded to reduce glare and light trespass. Further, athletic field lighting will be limited to the stadium/track and high school baseball and softball fields and will incorporate reflector technology to minimize light glare and spillage onto adjacent properties. Athletic field lighting is to be turned off within one hour following the end of evening activities, or by 11p.m., whichever occurs first.

ENVIRONMENTAL REVIEW

Stormwater Management – Wetland Mitigation

As noted above, Lenah Run crosses northernmost portion of the site and is designated as Minor Floodplain. There are also smaller unnamed, intermittent tributaries to Lenah Run that cross the site, some of which drain to a man-made pond located in the northwest corner of the site. Jurisdictional wetlands have been delineated on the Property and are located adjacent to the pond and in limited areas associated with the intermittent streams to Lenah Run.

The RGP calls for implementation of Low Impact Development (LID) techniques which integrate hydrologically functional designs with existing methods for preventing water pollution. Best Management Practices (BMPs) in conjunction with innovative site designs incorporating LID measures can reduce sedimentation and erosion and maintain the overall water quality of Lenah Run north of the site. The associated flow and sedimentation reduction, containment and removal of pollutants, and general water quality improvements achieved through best management practices and innovative design techniques can benefit the subject site's receiving tributary streams and wetlands.

As outlined in the attached referral agency comments, Staff has made a series of recommendations regarding the Applicant's approach to stormwater management to include LID measures such as bio-retention facilities, conservation of existing tree canopy, implementation of a turf management program, prioritization for wetlands mitigation, increased efficiency of stormwater management facilities, and the use of oil-water separators. The Applicant has agreed to these strategies as conditions of approval and by improvements identified on the Special Exception Plat.

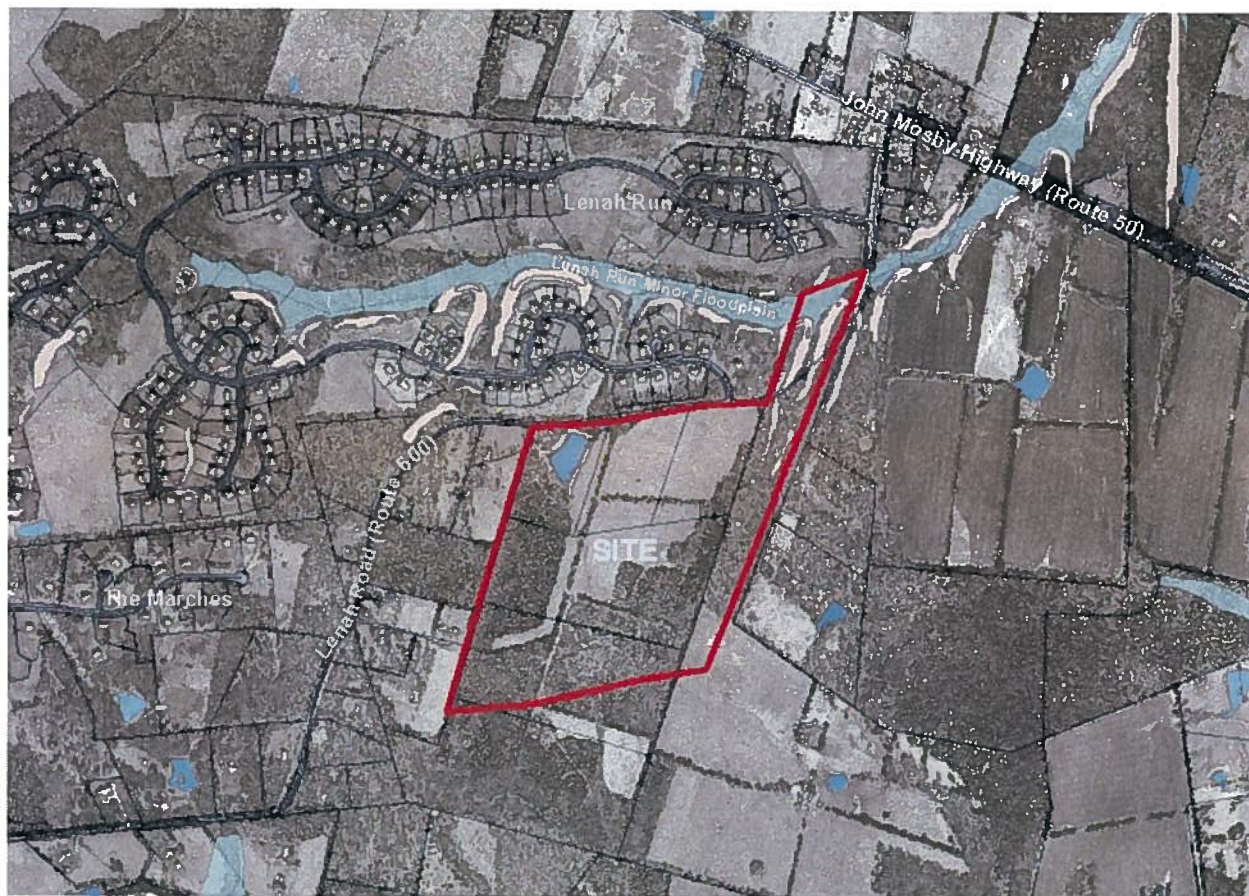


Figure 4. Stream Corridor with Associated Floodplains and Steep Slopes

Building Efficiency / LEED

RGP policies state the County will emphasize its role as a leader, facilitator, and source of information on environmental design options and procedures when implementing its program for achieving and sustaining a built environment of high quality. The County has recommended land use proposals incorporate the Green Building Practices endorsed by the United States Green Building Council's Leadership and Energy and Environmental Design (LEED) program in order to achieve the County's Green Infrastructure Policies and Planning Approaches to water conservation, solid waste management, and air quality. Specifically, in April 2008 the Board of Supervisors endorsed a Council of Governments (COG) report on green building for public facilities which recommends LEED Silver certification for local government public projects. The report acknowledges policies specific to schools and small-scale residential projects, including affordable housing, are to otherwise be evaluated in 2008 and 2009.

In response to Staff's request that information regarding the Loudoun County Public Schools (LCPS) approach to sustainable design be provided, the Applicant states LCPS engages a team of architects, engineers, and environmental consultants to evaluate

school design in accordance with multiple sustainable design standards to include LEED, Green Globes, CHiPs (Collaborative for High Performance Schools), and EPA Energy Star. Based on the LEED standard, LCPS analysis indicates that the Middle School design achieves a “certified” LEED standard and is within several points of achieving the above-mentioned Silver Standard for public facilities. The Applicant has agreed as a Condition of Approval to incorporate EPA Energy Star standards into the proposed school facilities as well as water efficiency standards for restroom fixtures.

LOUDOUN WATER (formerly Loudoun County Sanitation Authority)

The proposed special exception uses are to be served by public water and sanitary sewer service. In addition, the Applicant proposes to utilize an irrigation well for the maintenance of competition fields associated with the High School use.

Loudoun Water operates a community water system for the Lenah Run subdivision north of the site, opposite existing Lenah Road. The subject property is located within the wellhead protection area for the Lenah Run water system.

Both Loudoun Water and County Staff provided series of recommendations regarding approaches to groundwater quality and quantity, many of which were identified as part of the stormwater management approach described above. In this instance, Staff recommendations were expanded to include a hydrogeological analysis for the proposed irrigation well and a groundwater/well monitoring program to monitor for impact, if any, of the development of the Property on the adjacent groundwater supply wells, including those serving the Lenah Run community water system. The Applicant has agreed to these recommendations as a condition of approval. The monitoring program will specify the methodology, timing, and duration of monitoring to be performed as well as a remediation plan to address the impact, if any, of the development of the Property.

TRANSPORTATION

Background

The subject parcel is currently accessed via Lenah Road and Elliot Lane. The project proposes two points of entry to the site from the north (Lenah Road) and one point of entry from the southeast at the planned intersection of the future Lenah Connector and Tall Cedars Parkway.

Existing, Planned and Programmed Roads

Route 50.

Route 50 is currently a two lane divided road in the vicinity of the site. No turn lanes are provided at the unsignalized intersection with Lenah Road. Route 50 is included in the

Countywide Transportation Plan (CTP) as a two lane undivided rural minor arterial west of Lenah Road and a four lane median divided road east of Lenah Road.

Route 600, Lenah Road/Planned Lenah Collector/Loop Roads.

Lenah Road is a paved local rural road between Route 50 and Lenah Run Circle and unpaved south to Braddock Road. The CTP calls for Lenah Road (approximately 2,400 linear feet) to be replaced by a four lane undivided rural Lenah Connector Road between Route 50 and the planned Tall Cedars Parkway. In the Draft 2007 CTP the Lenah Collector Road has become the Lenah Loop Road between the planned Tall Cedars Parkway and Braddock Road. The Lenah Loop Road will be a two lane rural collector road.

Route 620, Braddock Road.

Braddock Road is a paved road in the vicinity of Lenah Road. The CTP calls for the portion of Braddock Road east of Lenah Road to be a rural four lane undivided minor collector road. The portion of Braddock Road northwest of Lenah Road to Route 15 is to remain a local road.

Trip Generation by Proposed Uses

At build-out (2011), the combined High School and Middle School uses will generate 1,480 AM peak hour trips, 455 PM peak hour trips, and 4,971 daily trips. Based on Staff review of the Applicant's traffic study and supplemental traffic information, transportation improvements are required by the proposed special exception uses as discussed below.

Summary of Transportation Issues/Comments

NOTE: Please reference the referral attachments included with this report for a complete discussion of the topics outlined below.

Route 50 / Lenah Road

The Applicant's traffic impact study indicates existing conditions warrant improvements at the intersection of Route 50 and Lenah Road; specifically, a traffic signal and westbound left turn lane. The study also indicates future conditions in conjunction with the special exception uses (2011) will require an eastbound right turn lane on Route 50 and northbound turn lane on Lenah Road. Staff has noted that the Route 50 / Lenah Road intersection has been identified by the Route 50 Traffic Calming project as a roundabout facility; however, no funding has been allocated in support of the improvement.

To facilitate safe travel on Route 50 and accommodate the anticipated site traffic turning southbound onto Lenah Road, Staff requested the Applicant compare the implementation of either a roundabout or a signalized intersection based on cost,

responsibility, operation (level of service), and timing of construction for each option. The results of the comparison are outlined in the Applicant's August 21, 2008 response included as Attachment 3. In summary, the Applicant's analysis indicates a traffic signal and westbound turn lane will cost less than a roundabout (construction cost and land acquisition), is an appropriate improvement based site-generated trips utilizing the intersection¹, can meet County and VDOT operational requirements, and can be constructed in advance of the schools' opening dates (2010 and 2011).

Staff supports the Applicant's conclusion; however, Board of Supervisors policy and precedent has required Applicants to provide the improvements prescribed by the traffic study submitted with the land use application. As noted above, the Applicant's study indicates future conditions in conjunction with the special exception uses (2011) will require a traffic signal and west, east, and northbound turn lanes. As such, Staff has included a condition of approval requiring the installation of the identified improvements. Approval of the Applicant's alternative (signal and westbound turn lane) will be at the discretion of the Board of Supervisors.

Lenah Road Improvements

Lenah Run Road is unpaved west of Lenah Run Circle. The Applicant has proposed to construct a full section (two lane) and turn lanes, as required, from Lenah Run Circle to the westernmost entrance to the Property. This requirement has been included as a condition of approval.

Lenah Connector / Lenah Loop Road

The Applicant's traffic study indicates 55% of site traffic to and from the Property will be accessing the site from the east along Braddock Road and north along the planned Lenah Loop Road. The preliminary subdivision plat for the Lenah Subdivision (SBPL 2008-0002) identifies Lenah Village Drive as following the Lenah Loop Road alignment from Braddock Road to the site entrance at the planned intersection of Tall Cedars Parkway. Staff has included a condition of approval requiring the improvement to be in place prior to the first occupancy permit for the Property. The extension of the Lenah Village Drive from the southern school site entrance at the planned intersection of Tall Cedars Parkway to the northern Property boundary is timed to the transfer of residential lots associated with the Lenah Subdivision². The improvement will include the realignment of Lenah Road to provide a "T" intersection with the Lenah Connector. The completion of the segment is not warranted prior to or in conjunction with opening of the Middle School and High School.

¹ The Applicant's traffic impact study indicates approximately 547 trips (11%) of 4,971 trips generated by the combined middle school and high school uses will access the site via westbound Route 50

² The road segment between the Planned Tall Cedars Parkway and existing Lenah Road is identified in the CTP as the Lenah Connector Road.

Braddock Road Improvements

As noted above, the Applicant's traffic study indicates 55% of site traffic to and from the Property will be accessing the site from the east along Braddock Road and north along the planned Lenah Loop Road. Braddock Road is currently unpaved east of the planned Lenah Loop Road. Multiple by-right and proffered developments are responsible for completing paved improvements to the road between the planned Lenah Loop Road and Gum Spring Road (Route 659), most of which are tentatively scheduled for completion by 2010 (See August 21, 2008 Applicant Response included as Attachment 3). Due to the significant number of trips potentially utilizing unpaved sections of Braddock Road, Staff has requested the Applicant provide documentation identifying the status and/or estimated completion date of the paved road improvements. Further discussion of the issue is necessary.

Trail Improvements – Lenah Loop Road / Lenah Connector Road

The Applicant has provided a pedestrian circulation plan (Sheet 5 of the Plat) which identifies trail and sidewalk improvements along the project's internal roads, crosswalks at intersections, and a 10 foot wide bicycle / pedestrian trail along Lenah Road. Sidewalk improvements along the planned Lenah Connector are to be provided in conjunction with the construction of Lenah Village Drive (CPAP 2008-0060). Staff has recommended a 10 foot wide trail be provided along the Lenah Connector and will address the issue as part of the review and approval of CPAP 2008-0060.

VDOT Comments. Comments received from the Virginia Department of Transportation (VDOT) dated August 27, 2008 (see Attachment 1) recommend additional lane improvements to the Lenah Connector Road bordering the eastern boundary of the subject site as well as a monetary contribution toward the intersection of Braddock Road and the planned Lenah Loop Road. Further discussion with OTS staff, the Applicant, and VDOT is necessary.

ZONING

The subject site is zoned TR-1UBF (Transitional Residential-1) and is administered under the Revised 1993 Loudoun County Zoning Ordinance (See Figure 7). The proposed uses are listed as a Special Exception uses in Table 2-1702 of Section 2-1702 and require a Commission Permit in accordance with Section 6-1101.

The property is located within the AI (Airport Impact) Overlay District, partially between the Ldn 60-65 aircraft noise contours and partially outside of but within one (1) mile of the Ldn 60, and partially within the FOD (Floodplain Overlay District).

Zoning Staff reviewed the application and recommended, among items, note, reference, and graphic changes to the Special Exception Plat. The Applicant has incorporated

revisions on the revised plat dated February 14, 2008 and revised through September 3, 2008.

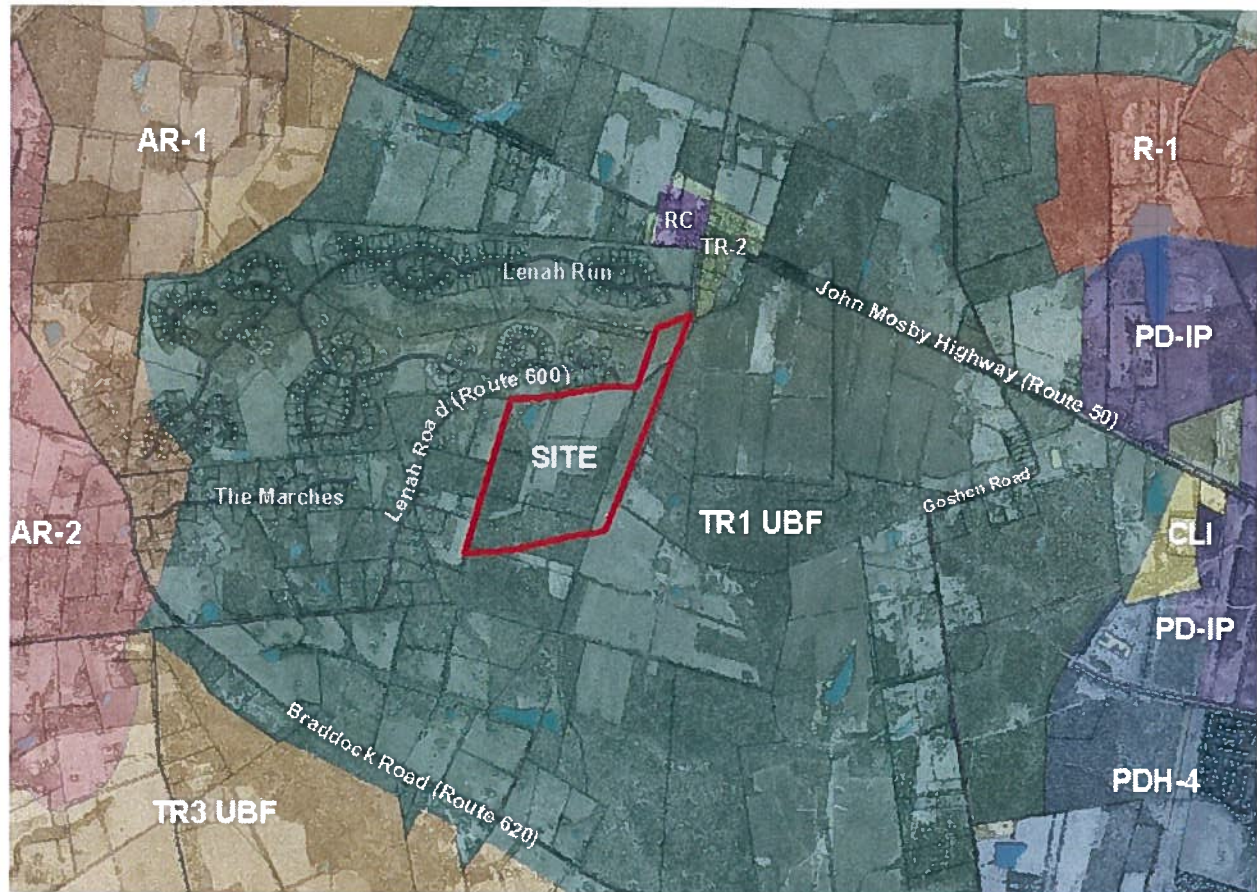


Figure 5. Zoning District – TR-1 UBF (Transitional Residential-1)

FIRE AND RESCUE

Fire and Rescue Staff has no objection to the approval of this application.

D. ZONING ORDINANCE CRITERIA FOR APPROVAL

Section 6-1310 of the Revised 1993 Loudoun County Zoning Ordinance states "In considering a special exception application, the following factors shall be given reasonable consideration. The Applicant shall address all the following in its statement of justification or special exception plat unless not applicable, in addition to any other standards imposed by this Ordinance":

Standard (A) Whether the proposed special exception is consistent with the Comprehensive Plan.

Analysis Revised General Plan (RGP) policies identify institutional uses such as public schools as appropriate uses within the Transition Policy area. As such, subject to recommended conditions of approval to mitigate potential impacts, the proposed Middle School and High School uses are consistent with the policies of the RGP.

Standard (B) *Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.*

Analysis The proposed uses will provide effective measures of fire control that meet all state and local fire safety requirements and regulations.

Standard (C) *Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.*

Analysis Playing fields associated with the School uses shall be permitted to be utilized by Parks, Recreation, and Community Services (PRCS) when not programmed for athletic competition and practice by Loudoun County Public Schools (LCPS).

Outdoor public address systems associated with the proposed High School stadium/track, baseball and softball fields are not to exceed 60 dBA at the property boundaries. Use of the systems and playing fields will be prohibited after 11 p.m.

Enhanced vegetative screening along the project's periphery and conservation of existing tree stands on the Property will provide additional buffering of noise associated with the above-mentioned activities.

Standard (D) *Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.*

Analysis The draft conditions of approval require the Applicant to install restrictive lighting fixtures to minimize light and glare impacts on the immediate area.

Standard (E) *Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.*

Analysis The RGP designates this area for residential development at a base density of 1 dwelling unit per acre and identifies institutional uses such as public schools as appropriate and compatible land uses within the policy area. The layout of the school campus

generally places school buildings in the center of the site with athletic fields, natural spaces, and enhanced vegetative screening around the periphery of the Property.

Standard (F) *Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood to adequately screen surrounding uses.*

Analysis As noted above, the Applicant has generally placed the school buildings in the center of the site with athletic fields and natural spaces around the periphery of the Property. Tree Save Areas along the eastern and western property boundaries have been identified on the Plat.

In consultation with landowners north and west of the site, the Applicant has proposed an earthen berm with increased vegetative screening along the northern boundary of the Property as well as enhanced buffers along the western and southern boundaries. Supplemental and off-site plantings are also proposed at the southwest corner of the site. The Applicant's proposed vegetative buffering, screening, and fencing is described in detail on Sheet 3 of the Plat.

Standard (G) *Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.*

Analysis No topographic or physical, natural, scenic, archeological, or historic features of significant importance has been identified on the Property.

Standard (H) *Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.*

Analysis The Applicant will retain existing natural features outside the limits of grading and clearing to accommodate the proposed uses. Public water and sanitary sewer will be provided to the site. The draft conditions of approval require multiple commitments to groundwater quality. It is not anticipated that the proposed uses will negatively affect natural features, wildlife habitat, vegetation or air quality.

Standard (I) *Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.*

Analysis The RGP states the non-residential component of the Transition Policy Area will be comprised of uses such as public schools which will serve both rural and suburban populations. The proposed uses and associated transportation improvements will provide convenient access to public school facilities and their associated recreation facilities and are intended to serve existing and future student populations.

Standard (J) *Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services.*

Analysis As discussed above, Staff has evaluated a series of road, signal, and pedestrian improvements designed to mitigate the traffic impacts identified in the Applicant's traffic study. Further discussion of the phasing and extent of paved improvements to Braddock Road as well as follow up discussion of VDOT's prescribed improvements to the Lenah Connector and monetary contributions toward its intersection with Braddock Road.

Standard (L) *Whether the proposed special exception will be served adequately by essential public facilities and services.*

Analysis As identified in the attached referral agency comments, the proposed special exception uses will be adequately served by existing public facilities and services.

Standard (M) *The effect of the proposed special exception on groundwater supply.*

Analysis The proposed special exception uses are not anticipated to have an adverse affect on the County's ground water supply. Public water and sanitary sewer service will be provided by Loudoun Water (formerly LCSA). Storm water management / Best Management Practices (BMPs) and other conservation measures will be implemented by the Applicant to ensure adequate groundwater supply for the adjacent Lenah Run community water system. The Applicant has also agreed to conduct a hydrogeological study for the proposed irrigation well as well as participate in the County's well monitoring program.

Standard (N) *Whether the proposed use will affect the structural capacity of the soils.*

- Analysis No negative impacts are anticipated on the structural capacity of the soils.
- Standard (O) *Whether the proposed use will negatively impact orderly and safe road development and transportation.*
- Analysis As discussed above, Staff continues to evaluate a series of road, signal, and pedestrian improvements designed to mitigate the traffic impacts identified in the Applicant's traffic study.
- Standard (P) *Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.*
- Analysis The proposed Middle School and High School uses are consistent with the policies of the Transition Policy Area and will provide desirable employment in support of the education of the County's student population, thereby enlarging the County's tax base.
- Standard (Q) *Whether the proposed special exception considers the needs of agriculture, industry, and businesses in future growth.*
- Analysis The proposed special exception uses are intended to support existing and future student population demand based on the County's land use plan and will not negatively impact existing and future agriculture, industry, and businesses.
- Standard (R) *Whether adequate on and off-site infrastructure is available.*
- Analysis Adequate on and off-site infrastructure will be made available prior to occupancy of the proposed school uses.
- Standard (S) *Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses.*
- Analysis No odors are anticipated by the development and/or operation of the proposed special exception uses.
- Standard (T) *Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.*
- Analysis Existing and proposed road networks associated with the proposed special exception uses will divert construction traffic away from existing neighborhoods and school areas.

SPEX 2008-0017, CMPT 2008-0007
LOUDOUN COUNTY PUBLIC SCHOOLS – LENA PROPERTY
PLANNING COMMISSION PUBLIC HEARING
September 10, 2008

VI. ATTACHMENTS (UNLESS NOTED OTHERWISE, ATTACHMENTS ARE NOT AVAILABLE ELECTRONICALLY BUT MAY BE OBTAINED FROM THE DEPARTMENT OF PLANNING)	PAGE NUMBER
1. Review Agency Comments	
a. Planning, Comprehensive Planning (05-21-08, 06-20-08)	A-1
b. Building and Development, Zoning (05-13-08, 06-19-08, 08-01-08)	A-14
c. Building and Development, Environmental Review Team (05/05/08, 08/15/08, 09-02-08)	A-18
d. Building and Development, County Archeologist (04-29-08, 08-05-08)	A-26
e. Office of Transportation Services (05-15-08, 08-04-08, 09-04-08)	A-28
f. Virginia Department of Transportation (05-23-08, 08-27-08)	A-47
g. Parks, Recreation, and Community Services (05-06-08)	A-62
h. Loudoun County Sanitation Authority (04-15-08, 05-02-08, 06-11-08, 08-19-08, 09-02-08)	A-65
i. Health Department (04-29-08)	A-71
j. Fire, Rescue, and Emergency Services (05-12-08)	A-72
2. Disclosure of Real Parties in Interest (08-29-08)	A-74
3. Applicant's Response to Referral Comments (06-04-08, 07-16-08, 07-31-08, 08-01-08, 08-06-08, 08-13-08, 08-21-08, 08-27-08)	A-89
4. Applicant's Statement of Justification (08-05-08)	A-261
6. Plat / Concept Development Plan (revised 09-03-08)	Follows A-276